



**తెలంగాణ రాజ పత్రము**  
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**NOTIFICATIONS BY HEADS OF DEPARTMENTS, ETC.,**

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**HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY**

DRAFT VARIATION TO THE HMDA FOR CHANGE OF LAND USE FOR EXISTING INDUSTRY FROM CONSERVATION USE ZONE AND BUFFER ZONE TO MANUFACTURING USE ZONE SITUATED AT KANDUKUR (VILLAGE), KANDUKUR (MANDAL), RANGA REDDY DISTRICT.

**Lr.No.000481/MP1/PLG/TS-iPASS/HMDA/2017.-** The following Draft Variation to the Land Use envisaged in the Notified Master Plan MDP 2031 vide G.O.Ms.No. 33, MA & UD, dated 24.01.2013, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Act, 2008 (Act No. 8 of 2008).

**DRAFT VARIATION**

**Pocket-1**

The site in Sy.No. 1105 (Old) (New Sy.No. 906/P) situated at Kandukur (Village), Kandukur (Mandal), Ranga Reddy District to an extent of Ac. 4-32 Gts which is presently earmarked for Conservation use and buffer zone in the Notified Master Plan MDP 2031 vide G.O.Ms.No. 33, MA & UD, dated 24.01.2013 is now proposed to be designated as Manufacturing Use zone for setting up unit for Chili powder under Green category.

**DRAFT VARIATION**

**Pocket-2**

The site in Sy.no. 1078 (Old) (New Sy.No. 878/P) 1079 (old) (New Sy.No. 879/P) & 1101 (Old) (New Sy.No. 902/P) situated at Kandukur (Village), Kandukur (Mandal), Ranga Reddy District to an extent of Ac. 3-14 Gts which is presently earmarked for Conservation use zone in the Notified Master Plan MDP 2031 vide G.O.Ms.No. 33, MA & UD, dated 24.01.2013 is now proposed to be designated as Manufacturing Use zone for setting up unit for Chili powder under Green category with the following conditions:

- The applicant shall pay the balance conversion charges and publication charges to HMDA as per rules in force before issue of final orders.
- The applicant shall comply with the conditions laid down in the G.O.Ms.No. 168, dt: 07.04.2012 and G.O.Ms.No. 33, MA, dt. 24.01.2013.

- c) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- d) The applicant shall comply / follow the conditions mentioned in the NOC Clearance issued by the Executive Engineer, I & CADD, IB Division, Hyderabad, District Irrigation Officer, Ranga Reddy and Medchal District, vide Lr. No. EE/IB/RRD/DIO/DB/HD/D6/2017-2018/827 dt. 24.06.2017.
- e) The applicant shall handover nala portion to the Irrigation Department and also maintain width of the nala as per NOC issued by the Irrigation Department.
- f) The applicant shall provide and maintain buffer zone as per G.O.Ms.No. 168 MA dt. 07-04-2012.
- g) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigations occurs, the change of land use orders will be withdrawn without any notice.
- h) The applicant shall hand over the road affected portion under proposed 60.00 Mtrs wide road (Pocket No. 2) to the concern local body at free of cost through registered gift deed before release of building plans from HMDA.
- i) The applicant has to demolish the existing structures covered in the mandatory setbacks areas towards eastern side for the existing toilet room and generator shed at the time of building plan release from HMDA.
- j) CLU shall not be used as proof of any title of the land.
- k) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- l) The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.

Further it is submitted that the Schedule of Boundaries are as below.

### **SCHEDULE OF BOUNDARIES**

#### **Pocket-1**

**North** : Existing 40'-0" wide internal road and Existing Industry of M/s Tropical Flavours Pvt. Ltd., and Nala in Sy.No. 906/P of Kandukur (V).

**South** : Vacant land in Sy.No. 1105 (Old) (New Sy.No. 906/P) of Kandukur (V).

**East** : Vacant land in Sy.No. 1105 (Old) (New Sy.No. 906/P) of Kandukur (V).

**West** : Vacant land in Sy.No. 1106 (Old) (New Sy.No. 908) of Kandukur (V).

### **SCHEDULE OF BOUNDARIES**

#### **Pocket-2**

**North** : Vacant land in Sy.No. 879(P) (New), (old Sy.No. 1079) & 902(P) (New), (old Sy. No. 1101) of Kandukur (V).

**South** : Sy.No. 902 (P) (New), (old Sy.No. 1101) of Kandukur (V) & Existing industry of M/s. Tropical Flavours Pvt. Ltd.

**East** : Vacant land in Sy.No. 902 (P) (New), (old Sy.No. 1101) of Kandukur (V).

**West** : Existing 30.00 mtrs wide Srisailam Highway road (Prop 60.00 Mtrs).

Hyderabad,  
22-08-2017.

(Sd/-),  
For Metropolitan Commissioner,  
HMDA.